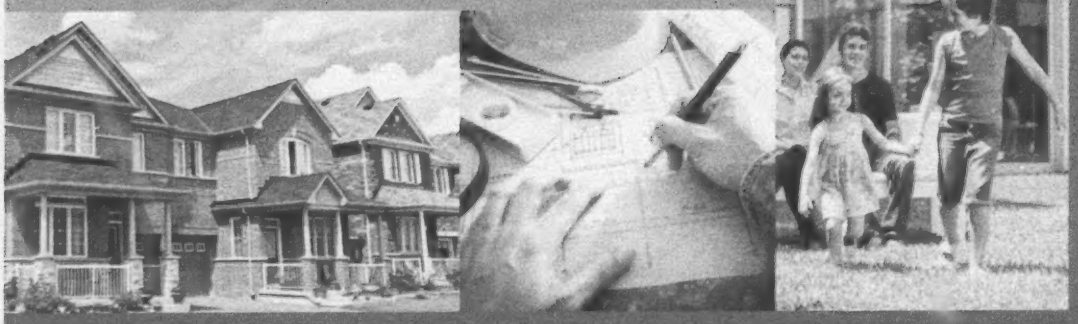
HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Canada

Date Released: November 2015



Housing market intelligence you can count on

Canada

CMHC SCHL
HOME TO CANADIANS

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

Housing Observer Online

Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions and trends & *much more!*

All links can be shared in social media friendly formats!

Subscribe today to stay in the know!

www.cmhc.ca/observer

This Month's Housing Data (SAAR)

Housing starts, units, 000s

	2014	Q1:15	Q2:15	Q3:15	M08:15	M09:15	M10:15
Canada. Total. All areas	**189.3**	**176.5**	**192.4**	**210.0**	**214.8**	**231.3**	**198.1**
Per cent change from previous period	0.7	-4.7	9.0	9.1	12.0	7.7	-14.4
Canada. Total. Rural areas	**17.5**	**12.4**	**13.9**	**14.7**	**14.0**	**15.3**	**16.6**
Per cent change from previous period	-1.7	-33.5	12.1	5.9	-6.7	9.1	8.9
Canada. Total. Urban areas	**171.8**	**164.1**	**178.5**	**195.3**	**200.8**	**216.0**	**181.4**
Per cent change from previous period	1.0	-1.5	8.8	9.4	13.6	7.6	-16.0
Canada. Single. Urban areas	**62.4**	**54.4**	**57.2**	**57.1**	**58.1**	**58.5**	**59.3**
Per cent change from previous period	-1.2	-13.2	5.3	-0.3	1.6	0.8	1.3
Canada. Multiple. Urban areas	**109.5**	**109.8**	**121.3**	**138.2**	**142.7**	**157.5**	**122.2**
Per cent change from previous period	2.3	5.7	10.5	13.9	19.3	10.4	-22.4
Newfoundland. Total. All areas	**2.1**	**2.2**	**1.5**	**1.7**	**1.6**	**1.5**	**1.8**
Per cent change from previous period	-26.0	12.7	-31.1	13.1	-10.8	-8.8	21.8
Prince Edward Island. Total. All areas	**0.5**	**0.6**	**0.4**	**0.7**	**0.6**	**0.8**	**1.3**
Per cent change from previous period	-19.7	0.8	-38.9	73.4	12.8	37.3	53.9
Nova Scotia. Total. All areas	**3.1**	**2.2**	**6.0**	**5.0**	**3.5**	**5.2**	**2.9**
Per cent change from previous period	-22.0	-31.2	175.5	-17.5	-41.5	46.9	-43.5
New Brunswick. Total. All areas	**2.3**	**1.9**	**1.7**	**2.0**	**2.1**	**2.9**	**2.1**
Per cent change from previous period	-19.9	-15.6	-13.8	19.8	-13.5	38.7	-27.1
Quebec. Total. All areas	**38.8**	**28.2**	**36.2**	**45.8**	**40.7**	**51.2**	**36.9**
Per cent change from previous period	2.8	-27.9	28.2	26.6	-5.4	25.7	-27.8
Ontario. Total. All areas	**59.1**	**55.6**	**67.7**	**78.7**	**95.0**	**91.2**	**75.6**
Per cent change from previous period	-3.2	-3.7	21.8	16.2	84.5	-4.0	-17.1
Manitoba. Total. All areas	**6.2**	**5.1**	**5.1**	**7.3**	**4.9**	**8.5**	**6.2**
Per cent change from previous period	-16.7	-0.7	1.2	41.4	-43.7	72.4	-27.4
Saskatchewan. Total. All areas	**8.3**	**5.3**	**5.6**	**4.3**	**4.3**	**3.8**	**4.4**
Per cent change from previous period	-0.4	-29.7	7.5	-24.5	-19.6	-11.5	15.5
Alberta. Total. All areas	**40.6**	**45.3**	**35.6**	**35.3**	**34.6**	**37.0**	**31.8**
Per cent change from previous period	12.7	16.8	-21.5	-0.8	-0.2	6.8	-14.1
British Columbia. Total. All areas	**28.4**	**30.1**	**32.6**	**29.4**	**27.3**	**29.3**	**35.0**
Per cent change from previous period	4.8	4.2	8.3	-10.0	-27.3	7.0	19.7

This Month's Housing Data, continued (SAAR)*

Housing starts, units, 000s	2014	Q1:15	Q2:15	Q3:15	M08:15	M09:15	M10:15
Canada. Total. Urban areas	171.8	164.1	178.5	195.3	200.8	216.0	181.4
Newfoundland. Total. Urban areas	1.5	1.9	0.9	1.2	1.1	1.0	1.2
Prince Edward Island. Total. Urban areas	0.3	0.5	0.2	0.4	0.4	0.6	1.1
Nova Scotia. Total. Urban areas	2.6	1.7	5.7	4.6	3.2	4.7	2.2
New Brunswick. Total. Urban areas	1.7	1.3	1.0	1.3	1.5	2.4	1.6
Quebec. Total. Urban areas	33.3	24.9	31.5	40.0	35.5	44.8	31.6
Ontario. Total. Urban areas	56.2	53.9	66.2	76.8	93.0	89.2	72.5
Manitoba. Total. Urban areas	5.1	4.2	4.5	6.7	4.4	7.9	5.3
Saskatchewan. Total. Urban areas	7.2	4.6	4.8	3.4	3.5	3.0	3.4
Alberta. Total. Urban areas	37.3	42.7	32.7	33.0	32.4	34.8	29.1
British Columbia. Total. Urban areas	26.7	28.6	31.1	27.8	25.7	27.6	33.5

SOURCE: CMHC, Starts & Completions Survey. All quarterly and monthly data are seasonally adjusted and annualized.This seasonally adjusted data goes through stages of revision at different times through the yearly cycle resulting in finalization of preliminary data. These revisions take place at the end of each month, quarter and year.

This Month's Major Housing Indicators

New Housing	2014	Q1:15	Q2:15	Q3:15	M08:15	M09:15	M10:15
New & unabsorbed singles & semis, units 000s	6.8	6.8	6.8	6.4	6.4	6.4	6.4
Per cent change from same period previous year	-4.0	-7.1	1.1	0.5	1.7	0.5	-3.4
New & unabsorbed row & apartments, units 000s	10.2	11.3	11.1	10.8	11.1	10.8	10.5
Per cent change from same period previous year	-3.4	14.0	12.6	10.0	12.5	10.0	4.3
New House Price Index, 2007=100	111.6	112.3	112.7	113.3	113.4	113.5	n.a.
Per cent change from same period previous year	1.6	1.3	1.2	1.3	1.3	1.3	n.a.
Existing Housing							
MLS® resales*, units 000s	481.1	471.9	512.0	511.5	513.5	506.7	515.6
Per cent change from same period previous year	5.1	5.4	6.1	2.3	1.9	1.5	3.2
MLS® average resale price, 000s**	408.1	425.1	438.9	441.7	443.6	439.8	452.6
Per cent change from same period previous year	6.7	6.4	9.1	7.9	8.3	6.1	8.1
Mortgage Market							
Posted 1-Year Mortgage Rate, % (period average)	3.14	2.97	2.89	2.89	2.89	2.89	2.89
Posted 5-Year Mortgage Rate, % (period average)	4.88	4.76	4.64	4.64	4.64	4.64	4.64

SOURCE: CMHC, Statistics Canada, Bank of Canada, Canadian Real Estate Association.

n.a. Figures not available.

* Annual data is actual. Quarterly and monthly data are seasonally adjusted and annualized (SAAR).

** Annual data is actual. Quarterly and monthly data are seasonally adjusted.

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for almost 70 years.

CMHC helps Canadians meet their housing needs. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer objective housing research and information to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, YouTube, LinkedIn and Facebook.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/en/hoficlincl/homain

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to printed editions of MAC publications, call 1-800-668-2642.

©2015 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

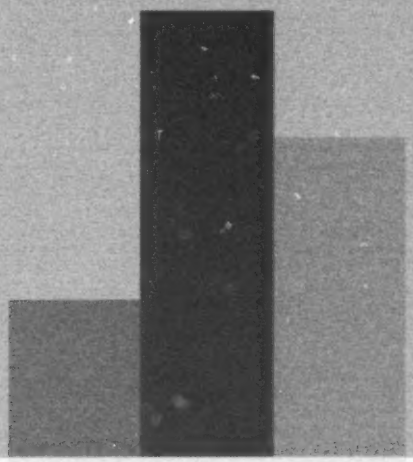
Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please complete the CMHC Copyright request form and email it to CMHC's Canadian Housing Information Centre at chic@cmhc.ca. For permission, please provide CHIC with the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on



FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Rental Market Provincial Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities – starts, rents, vacancy rates and much more.

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

HOUSING MARKET INFORMATION PORTAL

The housing data you want, the way you want it

Information in one central location.

Neighbourhood level data.

Quick and easy access.

cmhc.ca/hmiportal

63830_2015_M11